

VAL VISTA



Marketplace

ORION Investment Real Estate
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New Retail Shops available in Upscale Gilbert trade area. Highly sought after and growing community surrounded by above average income and vibrant community appeal. Surrounding demographics: Average Income \$141,095; Home Value of \$291,858; Household Net Worth of \$1,619,313. Retail opportunities from 1,200 SF to 5,400 SF available with custom space planning.

- **Brand New Retail Development**
- **Retail Space available in desirable Gilbert Community**
- **Two Buildings Available (C - 4,800 SF & D - 5,900 SF)**
- **Building E Perfect for a Physical Therapy Tenant**
- **Building C Divisible to 2,400 SF**
- **Excellent Visibility and Access**
- **Surrounded by New Vibrant Residential Communities**
- **Average Income: \$141,095; Average Home Value: \$291,858**

AVAILABLE SF **1,857 SF; 4,800 SF; 5,900 SF**

LEASE RATE **\$34 - \$40 SF/year (NNN)**

YEAR BUILT **2018**

BUILDING SIZE **25,038 SF**

ZONING **SC, Gilbert**

CROSS STREETS **NEC Val Vista Drive & Riggs Road**





Chandler Unified
School District

Val Vista Drive: 11,177 VPD

Merlot Street



Bldg B

1,857 SF

Bldg C
4,800 SF

Divisible to
2,400 SF



CIRCLE K



AMERICAN LEADERSHIP
ACADEMY

Riggs Road: 19,618 VPD

Gilbert offers a unique experience, whether you are dining at one of the award winning restaurants, shopping at Arizona's premier outdoor mall, SanTan Village, or soaking up nature at the Riparian Preserve. Visitors can also enjoy quality time with their pet at Cosmo Dog Park, catch a fly ball at Cactus Yards, or watch theater in-the-round at Hale Centre Theatre.





CITY PROFILE: GILBERT, AZ

Just east of Chandler and south of Mesa, Gilbert has surged from just an agricultural community on the outskirts of metro Phoenix into the place to be. It's easy to see why – ask a local what their favorite attraction is and they'll happily share a handful.

Step into the past at the Gilbert Historical Museum, which was originally built in 1913 to serve as Gilbert Elementary School. Nine exhibits share the town's history, within history itself – the museum is listed in the National Register of Historic Places. History and modern mesh well in Gilbert's Heritage District – nearly century-old buildings have been revitalized and transformed into a mecca for entertainment. A 1935 grocery store is now Liberty Market, just a stone's throw from other popular eateries including Postino East and Joe's Real BBQ.

For all its urban offerings, Gilbert is also a paradise for the outdoors – both within Earth's atmosphere and out of it. Stargaze at the Gilbert Rotary Centennial Observatory, where a telescope makes it easy to see the moon, Jupiter, Venus, Mars, and the rings of Saturn.

Closer to the ground, the Riparian Preserve at a collection of man-made, recycled-water lakes provides valuable environments for migrating birds. Hundreds of species have been spotted here.

Little ones will adore Freestone Park, which offers a lake, baseball fields, basketball courts, playgrounds, a miniature train, a skate park, a carousel, a mini Ferris wheel, and waterless wave runners. Come to think of it, everyone will adore Freestone Park – and Gilbert!



**MOST PROSPEROUS
CITY IN THE COUNTRY**
ECONOMIC INNOVATION
GROUP (EIC), 2017



**BEST PLACE TO LIVE,
WORK, AND PLAY**
RANKING ARIZONA, 2018



**BEST PLACE TO RAISE
A FAMILY IN ARIZONA**
WALLETHUB, 2017



**CIVIC ENGAGEMENT
PROGRAM OF THE YEAR**
SMART CITIES DRIVE, 2017

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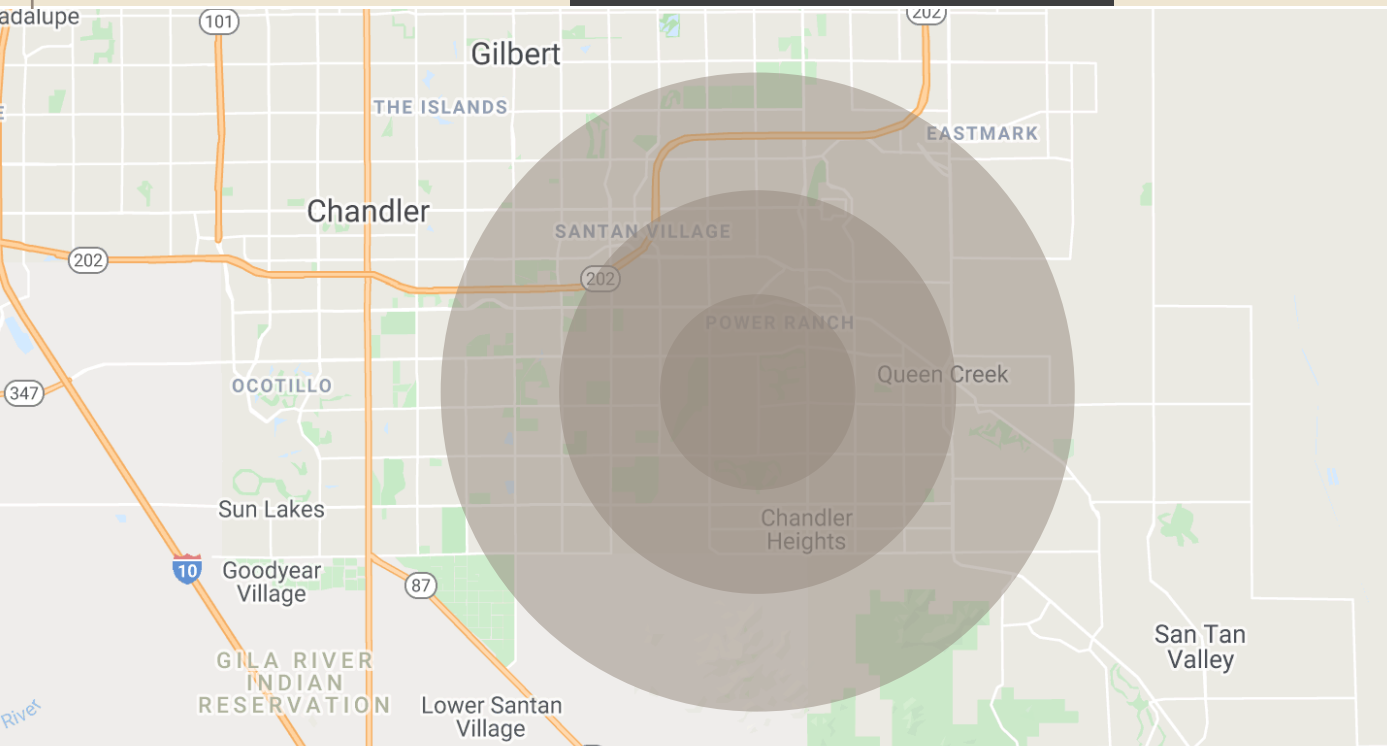
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DEMOGRAPHIC HIGHLIGHTS

 **154,334**
5 Mile Radius

 **\$148,141**
3 Mile Radius

 **32.3**
1 Mile Radius

2021 SUMMARY (SOURCE: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	7,887	66,678	154,334
RESIDENTIAL POPULATION	7,421	60,881	132,191
AVERAGE HOUSEHOLD SIZE	3.58	3.33	3.15
AVERAGE HOUSEHOLD INCOME	\$145,166	\$148,141	\$143,216
MEDIAN AGE	32.3	34.1	36.1